

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

RESOLUTION NO. 2011-52

WHEREAS, the current state of the national and state economy continues to negatively affect the ability of the construction sector to complete projects for which certain approvals have been obtained;

WHEREAS, Executive Order No. 2010-74 extended certain building permits, development services permits, school allocations and water/sewer allocation approvals for a 12-month period beginning July 1, 2010, and expiring on June 30, 2011;

WHEREAS, The Maryland-National Capital Building Industry Association (MNCBIA) has requested that the County Commissioners of Charles County, Maryland, extend the approval period of certain plans, permits and approvals beyond the June 30, 2011, set forth in Executive Order No. 2010-74;

WHEREAS, the Department of Planning & Growth Management has recommended the approval of MNCBIA's request under certain limited conditions and with the imposition of appropriate fees to ensure that any such extensions cause no fiscal impact;

WHEREAS, after deliberation the County Commissioners of Charles County, Maryland, have determined that it is in the public interest and in the interest of the local economy to grant certain limited extensions under certain limited conditions which conditions will protect the public health, safety, and welfare, as well as the vitality, in existing residential communities; and

WHEREAS, the County Commissioners of Charles County, Maryland, find that any such extensions should be accompanied by appropriate and necessary fees to ensure that any such extensions cause no fiscal impact.

NOW THEREFORE, BE IT RESOLVED this 22nd day of June, 2011, by the County Commissioners of Charles County, Maryland, that final plats for major subdivisions which have completed the plat review process as set forth in the Subdivision Regulations and which are awaiting final signatures on the plat, bonding, and payment of full fees, may be extended for a twelve month period beginning July 1, 2011, and expiring on June 30, 2012, on the condition that all requisite school allocation and/or water and sewer allocation deposits are paid. This extension only applies to the aforementioned final plats. All other plats will be processed under the established policies, procedures, and time frames set forth within the Subdivision Regulations and approvals of the Planning Commission. Preliminary Plans are specifically not granted any additional extensions under this Resolution;

BE IT FURTHER RESOLVED that Development Services Permits may be extended for a twelve month period beginning July 1, 2011, and expiring on June 30, 2012, under the conditions set forth herein. In order to be considered for an extension, the holder of the Development Services Permit must send a letter and accompanying minimum administrative fee of forty-six dollars (\$46) to the Department of Planning & Growth Management/Code, Permits and Inspection Services (PGM/CPIS) by August 1, 2011. Any Development Services Permits

that do not submit a letter and/or accompanying fee will automatically expire. Upon receipt of the extension request, CPIS staff will conduct an inspection of the work for which the Development Services Permit was issued to determine what infrastructure and site repairs are required in order for the permit to remain valid. After this inspection is complete, the permittee will be sent a copy of the inspection report, and will be informed, in writing, of the required repairs to be made and the remaining extension fee(s) due for the Development Services Permit at issue. Required repairs shall be completed to the satisfaction of the Department of Planning & Growth Management no later than November 1, 2011, and the inspection extension fee shall be paid by December 9, 2011. Development Services Permits which do not meet the November 1, 2011, deadline and/or the December 9, 2011, deadline will expire automatically. The inspection extension fee is hereby established as three percent (3%) of the inspection fee paid at time of permit issuance, with the exception that those projects which have obtained "substantial completion," as that term is defined in Water and Sewer Ordinance, will pay an extension fee of 2% of the inspection fee paid at the time of permit issuance. Those projects with "final completion," as that term is defined in Water and Sewer Ordinance, are only required to pay the Administrative fee paid at the time of the extension request;

BE IT FURTHER RESOLVED, that applicants with Development Service Permits not issued but which have received "review complete" letters issued by the Department of Planning & Growth Management may be extended for a twelve month period beginning July 1, 2011, and expiring on June 30, 2012, on the condition that the applicant of such Development Service Permit shall pay a one hundred dollar (\$100) administrative fee to off-set staff review time and shall send to the Department of Planning & Growth Management a written request for an extension by August 1, 2011. Such extensions are granted with the express condition that permits must be issued and construction commenced by May 4, 2012, in order to retain Stormwater Management Plan approval. If permits are not issued and construction has not commenced by May 4, 2012, those plans may need to be resubmitted to address the current Stormwater Management Ordinance;

BE IT FURTHER RESOLVED that Residential and Commercial Building Permits will be extended for a twelve month period beginning July 1, 2011, and expiring on June 30, 2012, on the condition that the holder of the Residential or Commercial Building Permit pay the administrative fee/re-inspection fee and the increased difference between the FY12 inspection fees and the fees paid at time of permit issuance;

BE IT FURTHER RESOLVED that School Allocations be extended for a twelve month period beginning July 1, 2011, and expiring on June 30, 2012, on the condition that the applicant pay a fee of fifty dollars (\$50) per lot or dwelling unit by September 30, 2011. Any school allocations extended under this Resolution for which such a fee is not paid will automatically expire;

BE IT FURTHER RESOLVED that Water and Sewer Allocations be extended for a twelve month period beginning July 1, 2011, and expiring on June 30, 2012, on the condition that the applicant pay an administrative processing fee of seventy dollars (\$70), plus five percent (5%) of the initial twenty percent (20%) allocation deposit by September 30, 2011. Any water


and/or sewer allocations extended under this Resolution for which such fees are not paid will automatically expire.

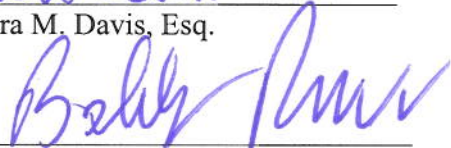
County Commissioners of
Charles County, Maryland


Candice Quinn Kelly, President

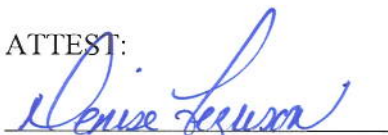

Reuben B. Collins, II, Esq., Vice President


Ken Robinson


Debra M. Davis, Esq.

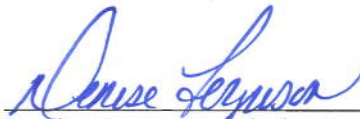

Bobby Rucci

ATTEST:


Denise Ferguson, Clerk

CERTIFICATE

I HEREBY CERTIFY that I am the duly appointed Clerk to the County Commissioners of Charles County, Maryland, and that the foregoing Resolution No.20011-52 was duly adopted by the County Commissioners of Charles County, Maryland on this 22nd day of June 2011, in public session on a regular meeting day at which meeting a quorum was present.


Denise Ferguson, Clerk